117.0	0003	0007.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,068,600 / 1,068,600
					USE VALUE:	1,068,600 / 1,068,600
					ASSESSED:	1,068,600 / 1,068,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		DOTHAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PROST CAMILLE & WINNIE
Owner 2:	
Owner 3:	
Street 1:	54 DOTHAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WILSON MICHAEL T & -
Owner 2:	CIPOLLETTA DANIELA -
Street 1:	54 DOTHAN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,835 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2015, having primarily Vinyl Exterior and 3072 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6835.000	630,600	500	437,500	1,068,600
Total Card	0.157	630,600	500	437,500	1,068,600
Total Parcel	0.157	630,600	500	437,500	1,068,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 347.85 | /Parcel: 347.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 314900

GIS Ref

GIS Ref

Insp Date 09/14/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 117.0-0003-0007.A

!15979!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	629,700	500	6,835.	437,500	1,067,700	1,067,700	Year End Roll	12/18/2019
2019	101	FV	481,200	500	6,835.	431,300	913,000	913,000	Year End Roll	1/3/2019
2018	101	FV	481,200	0	6,835.	331,300	812,500	812,500	Year End Roll	12/20/2017
2017	101	FV	481,200	0	6,835.	312,500	793,700	793,700	Year End Roll	1/3/2017
2016	101	FV	472,700	0	6,835.	287,500	760,200	760,200	Year End	1/4/2016
2015	130	FV		0	6,835.	268,800	268,800	268,800	Year End Roll	12/11/2014
2014	130	FV		0	6,835.	247,500	247,500	247,500	Year End Roll	12/16/2013

PRINT

Date	Time
12/11/20	05:38:25

LAST REV

Date	Time
12/23/19	13:48:04

danam

15979

USER DEFINED

Prior Id # 1:	75554
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILSON MICHAEL	72915-136	1	7/12/2019		1,090,000	No	No		
DOTHAN DEVELOPM	65882-146		8/10/2015		889,000	No	No		
CAFFELLE SANDRA	64423-330		10/28/2014	Estate/Div	145,000	Yes	No		
CAFFELLE SANDRA	32866-505		5/16/2001	Family	99	No	No		SUBDIVIDED IN 2012 FROM 107 THESDA.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/17/2019	1082	Redo Bas	10,000	C				
10/24/2014	1419	New Buil	250,000					Consturct new sing

ACTIVITY INFORMATION

Date	Result	By	Name
9/14/2018	MEAS&NOTICE	CC	Chris C
5/14/2015	Sales Review	PT	Paul T
4/1/2015	Measured	PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6835		Sq. Ft.	Site		0	70.	0.91	6									437,533						437,500	

Total AC/HA: 0.15691 | Total SF/SM: 6835 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 437,533 | Spl Credit | Total: 437,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	2015	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.99179685
Const Adj.:	1.06049991
Adj $ / SQ:	131.475
Other Features:	139077
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	633179
Depreciation:	2533
Depreciated Total:	630646

COMMENTS

SUBDIVISION PLAN 354 OF 2012. SEE LEGAL
REF 32866-505... .

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	3				HB	1	

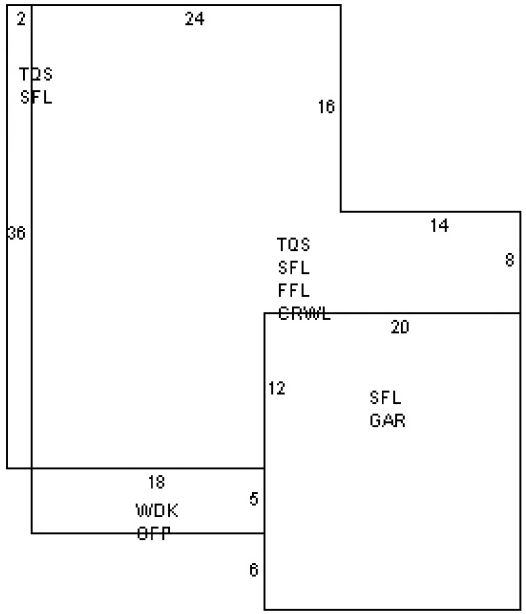
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	144.62
Special Features:	0	Val/Su Net:	136.61
Final Total:	630600	Val/Su SzAd	205.27

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,436	131.480	188,798
CRWL	Crawl Space	904	19.720	17,828
FFL	First Floor	904	131.480	118,853
TQS	3/4 Story	732	131.480	96,240
GAR	Garage	460	21.670	9,969
OFP	Open Porch	90	36.940	3,325
WDK	Deck	90	16.970	1,527

	Net Sketched Area:	4,616	Total:	436,540	
Size Ad	3072	Gross Are	4860	FinArea	3072

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 117.0-0003-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X10	A	AV	2015	6.00	T	5	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500